



# Zoning Staff Report

**Date:** October 17, 2023

**Case Number:** ZC-23-117

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** T5 Properties LLC / Amtex Multi-Housing LLC

**Site Location:** 3300 Raider Drive

**Acreage:** 10.15

### Request

**Proposed Use:** Multi-family Apartment Complex

**Request:** From: “AG” Agricultural

To: “C” Medium Density Residential

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The subject site is a roughly 10-acre piece of property at the northeast corner of Raider Drive and Trinity Boulevard within Council District 5. The site is currently undeveloped and is proposed to be rezoned from the existing “AG” Agricultural zoning to “C” Medium Density Multi-Family for a proposed apartment complex. The project consists of four (4) buildings containing 80 dwelling units containing 7.88 dwelling units per acre.

The applicant provided the following narrative with the submitted application:

Bell Station Apts will total 80 units (79 rental units and 1 Manager Unit) Development amenities include a community building, a pool, a play ground, a dog park and a business center. The development will consist of one (1), two (2) and three (3) units for families

The project will be funded with 9% Low Income Housing Tax Credits and traditional financing.

10% of the units will be rent restricted at 30% of the Area Median Income (AMI), 30% of the units will be rent restricted at 50% AMI, and the remaining 60% of the units will be restricted to 60% AMI.

A site plan is not required under the base “C” zoning district; however, the applicant has submitted a concept plan to better depict the proposal. If this zoning request is approved, the developer will need to follow all development standards from the “C” district. These include but are not limited to minimum 45% open space, maximum 24 dwelling units per acre, 20-foot front yard setback and maximum 36-foot building height. The applicant is also required to submit for a Multi-Family District (MFD) permit for review of all development design regulations.

The site appears to have significant canopy coverage. The applicant will need to work with Urban Forestry to ensure they can meet the minimum retained or planted canopy coverage equal to 50% of the open space. The applicant only proposes to develop roughly half of the entire tract. The eastern portion is inundated by the FEMA Special Flood Hazard Area.

## Surrounding Zoning and Land Uses

North “J” Medium Industrial / Print facility

East PD 1234 “PD-I” / Undeveloped

South “MH” Manufactured Home / Manufactured home park

West “FR” General Commercial Restricted; “I” Light Industrial / Undeveloped; Equipment storage

## Recent Zoning History

- ZC-19-199 – From “AG to “I” – Denied

## Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.  
The following organizations were emailed on July 25, 2023:

Organizations Notified	
Lakeview HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Inc
Hurst Euless Bedford ISD	

\*Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The current zoning on the property is "AG" Agricultural. North, east and west of the site is mostly comprised of industrial zoning districts. These tracts are either undeveloped or consist of various uses including outdoor equipment storage, lithography and various industrial uses. The Tarrant County Water Supply facility is located to the northeast with a manufactured home park to the south across Trinity Blvd. The site is situated at the northeast corner of Raider Dr. and Trinity Blvd. The applicant is proposing a single approach onto Raider Dr and does not propose to access Trinity Blvd.

Multi-Family is a transitional use and is suitable as a buffer between single family uses and more intense commercial and industrial uses. The proposed rezoning **is compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

### Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as future Light Industrial. Acceptable zoning classifications in this area would be "MU-2", "I" and All Commercial Districts.

#### **FUTURE LAND USE AND ZONING CLASSIFICATIONS**

FUTURE LAND USE	DEFINITION	ZONING
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

In order for "C" multifamily zoning to be appropriate in this location, the property would need a future land use designation of Medium Density Residential in order to be considered consistent with the Comprehensive Plan.

#### **RESIDENTIAL**

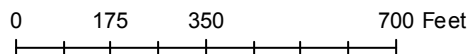
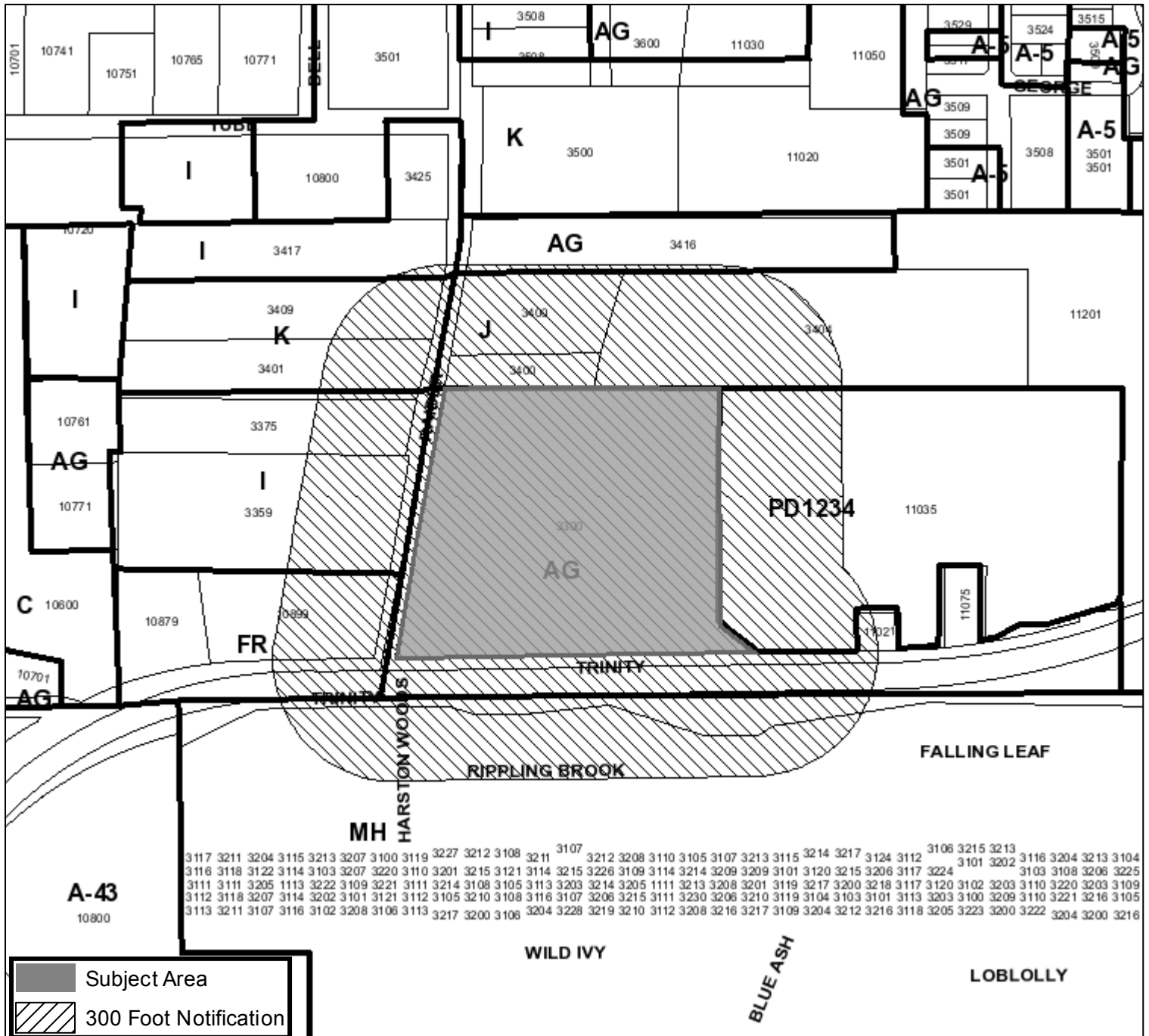
The proposed rezoning to “C” Medium Density Multifamily **is not consistent** with the Comprehensive Plan; however, it does meet the following policy statement:

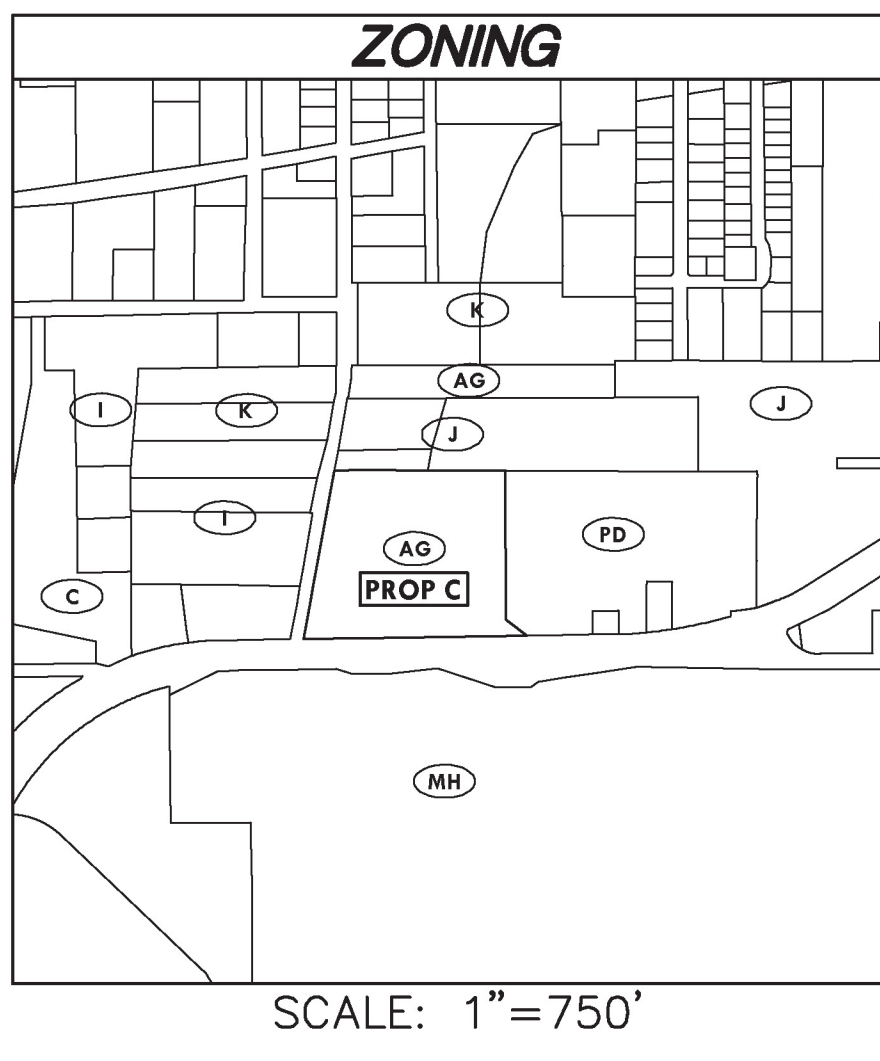
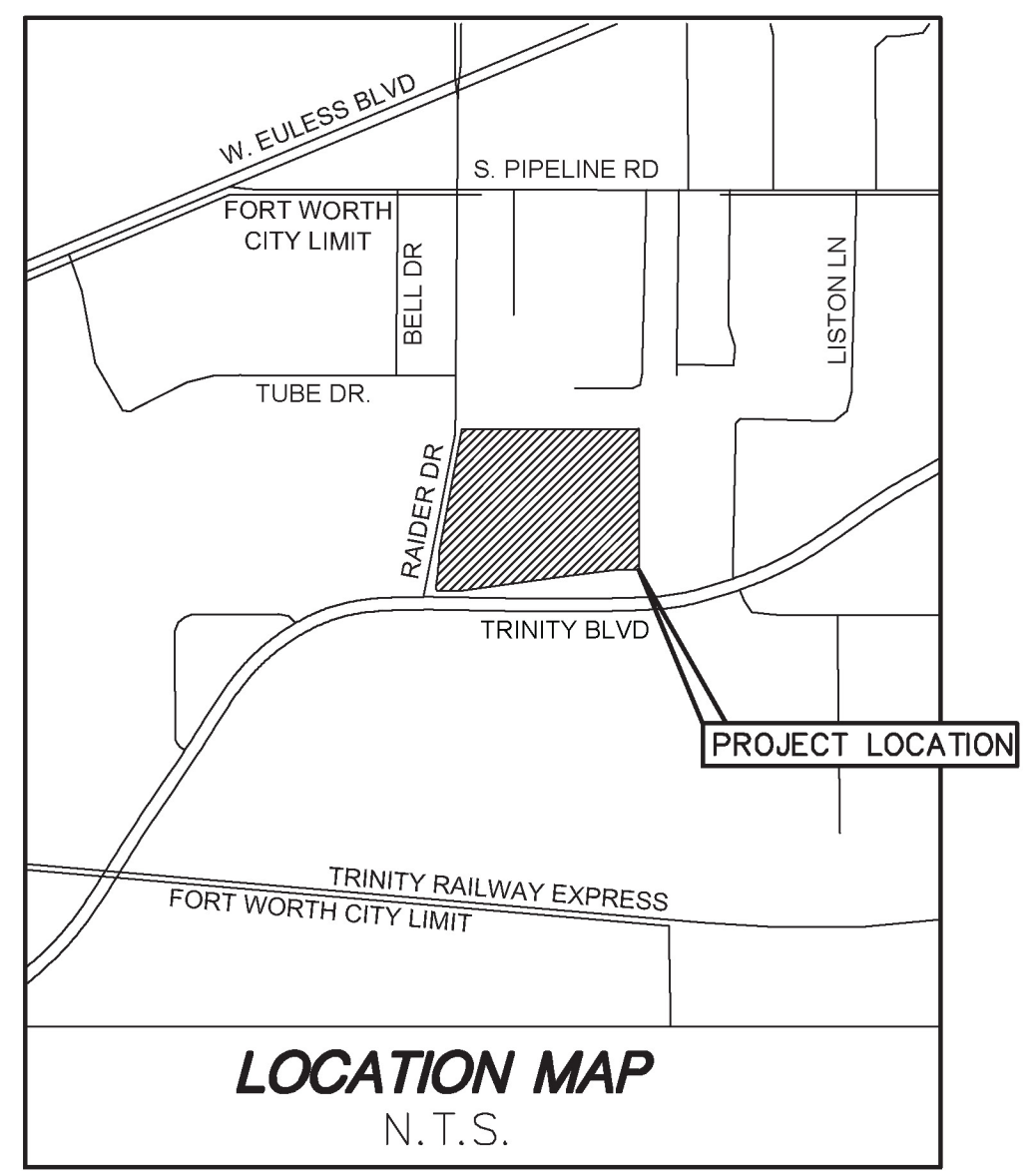
- Encourage locating multiple-unit residential structures on corner lots.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

### Area Zoning Map

Applicant: T5 Properties LLC/Amtex Multihousing LLC  
 Address: 3300 Raider Drive  
 Zoning From: AG  
 Zoning To: C  
 Acres: 10.98195522  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 9/13/2023  
 Contact: 817-392-7869





**NOTE**  
1. ALL DIMENSIONS ARE TO FACE OF CURB

- SITE NOTES:**
- LEGAL DESCRIPTION: 10.15 ACRE TRACT OF LAND IN THE WILLIAM ANDERSON SURVEY ABSTRACT 22 TRACT 2 & 2F RECORDED IN INSTRUMENT #D22042416.
  - SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.
  - SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.
  - SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES DESIGN.
  - THE ARCHITECTS SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, BUILDINGS FINISH FLOOR ELEVATIONS AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

BUILDING / PARKING DATA	
NUMBER OF BLDGS:	4
NUMBER OF DWELLING UNITS:	80
<b>PARKING REQUIRED</b>	
BEDROOMS =	183
CLUB HOUSE (3,691 SQ. FT.) /250 =	16
<b>TOTAL PARKING REQUIRED:</b>	<b>199</b>
<b>PARKING PROVIDED:</b>	
STANDARD PARKING PROVIDED:	190
HANDICAP PARKING PROVIDED:	11
<b>TOTAL PARKING PROVIDED:</b>	<b>201</b>

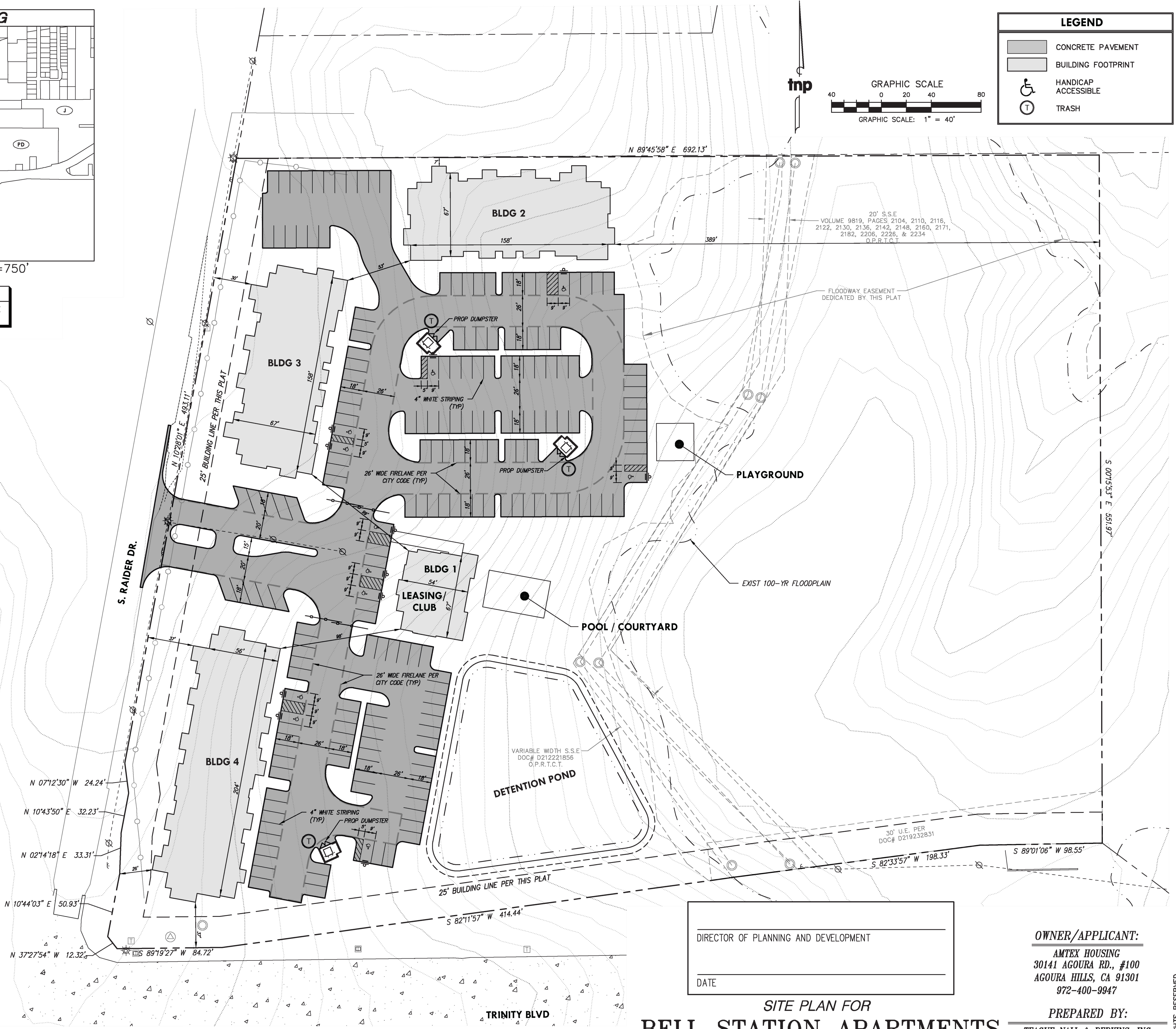
AMTEX EULESS				
UNIT TABULATION	CREATED	#23195		
TYPE	AREA	NO	%	TOTAL AREA
A1	715	9	11.25%	6,435
B1	887	39	48.75%	34,593
C1 (A)	1,071	14	17.50%	14,994
C1 (B)	1,097	18	22.50%	19,746
<b>TOTAL</b>	<b>80</b>	<b>100.00%</b>		<b>75,768</b>

AVERAGE UNIT SIZE : 947.10

Building Type - #	Conditioned Space	Common Area Square Footages		Net Rentable Square Footages	Total Gross Square Footages	Number of Stories
		conditioned	unconditioned			
Building 1 - Clubhouse	3,251				3,631	1
Building 2 - Type A1		4,332	564	23,652	30,598	3
Building 3 - Type A2		4,332	564	22,581	30,598	3
Building 4 - Type B		5,580	564	29,535	35,981	3
<b>Totals</b>	<b>3,251</b>	<b>14,244</b>	<b>1,692</b>	<b>75,768</b>	<b>100,808</b>	

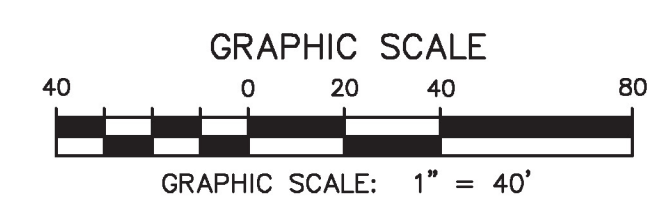
**ZONING SUMMARY SITE INFORMATION**

AREA	10.15 Ac.
ZONING TYPE	C
EXISTING LAND USE	AG
PROPOSED LAND USE	MEDIUM DENSITY MULTI-FAMILY



**LEGEND**

- CONCRETE PAVEMENT
- BUILDING FOOTPRINT
- HANDICAP ACCESSIBLE
- TRASH



DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**OWNER/APPLICANT:**  
AMTEX HOUSING  
30141 AGOURA RD., #100  
AGOURA HILLS, CA 91301  
972-400-9947

**PREPARED BY:**  
TEAGUE NALL & PERKINS, INC.  
5237 N. RIVERSIDE DRIVE, SUITE 100  
FORT WORTH, TEXAS 76137  
817.336.5773  
CONTACT: CECIL CHESHIER

**DATE PREPARED:**  
JULY 2023

**SITE PLAN FOR BELL STATION APARTMENTS  
10.15 ACRES OF LAND**

TOTAL ACREAGE: 10.15 AC.  
JULY 2023  
ZONING CASE NUMBER: ZC-XX-XXX

**REVISIONS**

NO.	DATE	DESCRIPTION

**BELL STATION APARTMENTS**  
80 Apartments in FORT WORTH, TEXAS  
**AMTEX MULTI-HOUSING**



DATE  
06-30-2023

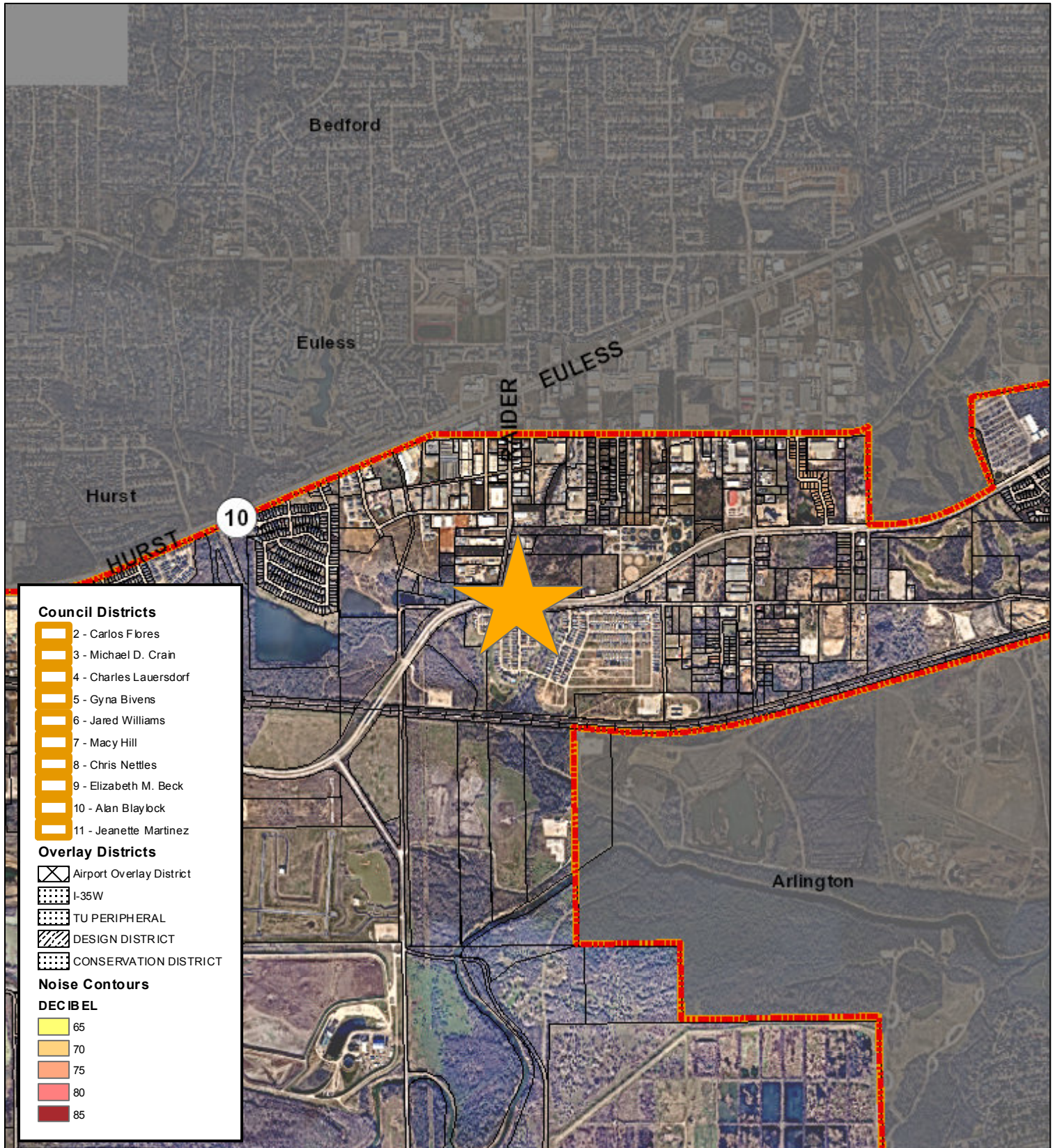
PROJECT  
23077

SHEET NUMBER

1

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### Area Map



**Council Districts**

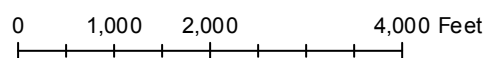
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

**Overlay Districts**

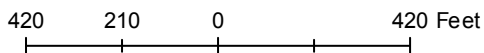
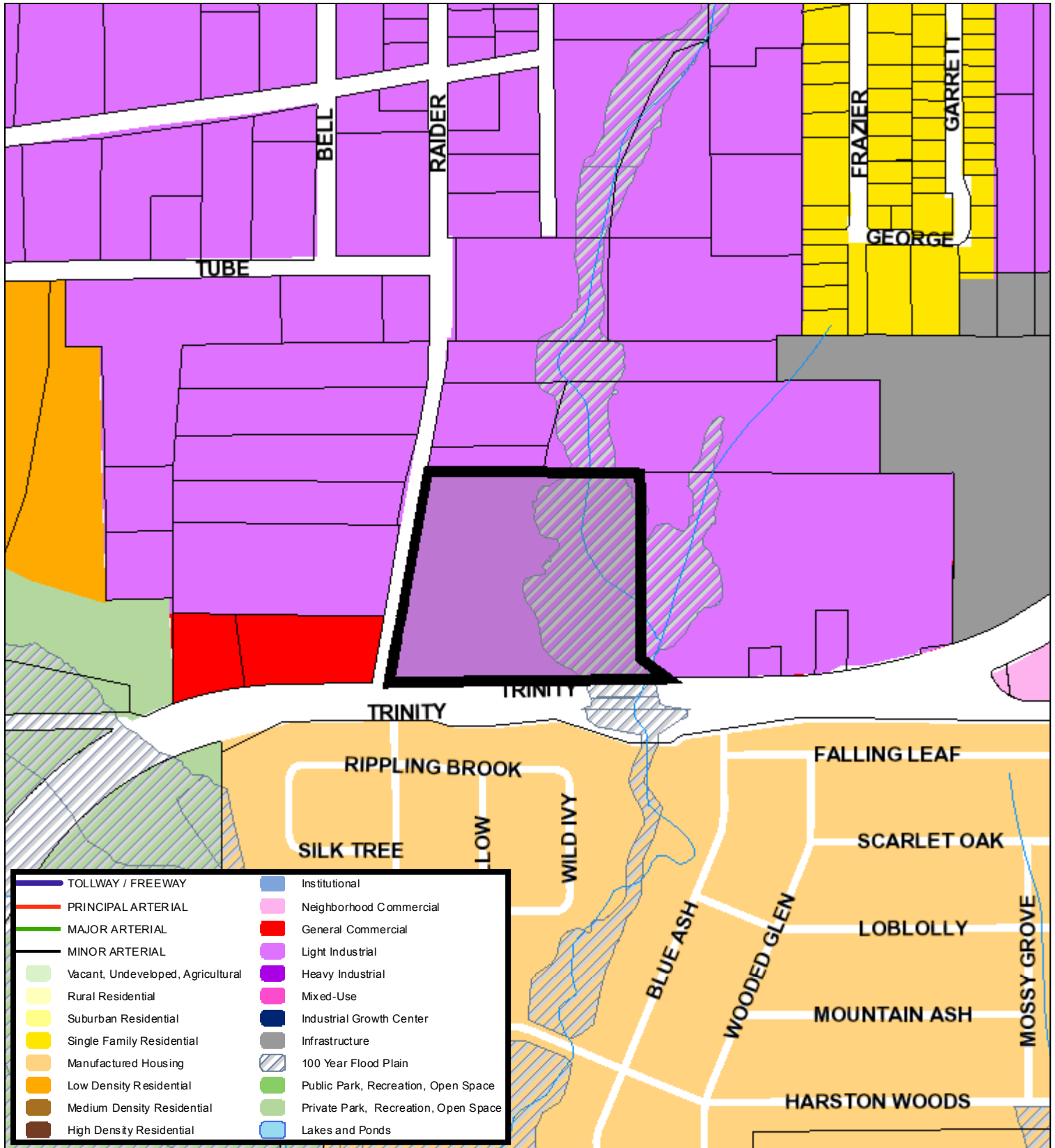
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

- DECIBEL**
- 65
  - 70
  - 75
  - 80
  - 85



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 260 520 1,040 Feet

